



Roxann Wedegartner
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Eash, Emily (2023)
Hussey, Nathaniel (2022)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of May 20, 2021 6:00 p.m.

Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 6:10 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chairperson; George Touloumtzis, Vice-Chair; Mark Maloni; Nathaniel Hussey; and Alternate Amy McMahan

PB MEMBERS ABSENT: Emily Eash, Clerk

ALSO PRESENT: Eric Twarog, Director of the Planning & Development; Nathan Ketchel, Civil Engineer; Phillip O'Brien, Architect; Marc Mazzarelli, Landscape Architect; Ellen Boyer, Library Director; Tim Farrell, Library Building Committee; and Robert Williford, Commission on Disability Access.

Site Plan Review:

- a. Application of the City of Greenfield for property located at 402 Main Street (Assessor's Tax Map 56, Lot 2), which is located in the Central Commercial (CC) Zoning District, for site plan review pursuant to Sections 200-4.1(C3) and 200-8.4 of the Zoning Ordinance, in order to allow a new 15,565 +/- square foot public library facility with a new 71-space municipal parking lot at this location. The existing Leavitt-Hovey House will remain on the parcel.

Chairperson Roberts disclosed to the Board that he is on the Library Building Committee. He stated that he checked with the MA State Ethics Commission about this and they stated that there is no conflict of interest issuer here. No written disclosure is required. Mr. Ketchel presented the existing conditions and proposed layout of the project as well as the lighting plan to the Board. He also reviewed the grading plan and stated that the handicap spaces were located in the level areas of the parking lot. There are two existing curb cuts into 402 Main Street. The eastern curb cut will be eliminated with a new centralized curb cut. The project consists of vertical granite curbing. Four (4) EV parking spaces will be provided in the parking lot and two (2) bicycle racks will be provided on site as well. Mr. Mazzarelli presented the landscaping plan to the Board to include the front plaza area. All plantings will be native species. Mr. O'Brien presented the building elevations and interior layout to the Board. The Board inquired on guard rails for the proposed retaining walls for the



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northern egress from the site. Mr. Ketchel responded that they are not proposed guard rails at this location, but instead 42" metal fencing. Hussey inquired on impervious surfaces and whether the drainage calculations included all impervious surfaces on the parcel. Mr. Ketchel responded that the sidewalks in front are not included in the drainage calculations. He stated that there will be a significant reduction of flows to Main Street as a result of the project. Roberts referred the project proponents and the Board members to the review comments from the Commission on Disability Access. He stated that the CDA brought up five (5) issues with the proposed site layout and that he would like to review them in order.

CDA Issue #1 - Handicapped Parking Spaces

The Board discussed the option of moving the three (3) ADA spaces to the north to give the driver using the southern ADA parking space room to exit the vehicle. They also discussed moving the granite curbing on the south side south to give the driver room to exit the vehicle. Roberts inquired if one parking space could be eliminated. The project proponents responded that the off-street parking count for the library grant called for more than the current 71-space parking lot. They would like to not reduce any off-street parking spaces because of this. The Board discussed various options to deal with Issue #1 to include a switch back handicap ramp.

CDA Issue #2 - Accessible Path from Regular Parking Spaces

The Project proponents stated that code doesn't require accessible routes from non-ADA parking spots. They could add such routes but do not see what goal would be accomplished by doing so. They cautioned the Board on doing this.

CDA Issue #3 - Curb Cuts and Crosswalks at Main Street Entrance

Mr. Ketchel stated that raised crosswalks could be used. They are looking at potential solutions to this issue and will report back to the Board.

CDA Issue #4 - Interior Staircase

The Board reached consensus that this is not a Planning Board issue.

CDA Issue #5 - Handrails for Rear Patio Handicapped Ramp/Walk

The project proponents stated that both sides will have hand rails.

Roberts reviewed department review comments from the Engineering Superintendent (no comments or issues); Health Director (no comments or issues); and the Department of Planning and Development recommending approval as submitted.

Chairperson Roberts opened the meeting up for public comment. No public comment received.

Touloumtzis inquired on the detail for the bicycle rack and asked if they are u-racks. Mr. Ketchel pointed out the location of the proposed bicycle racks and responded yes that they are u-racks. Maloni inquired on what a skate deterrent is. Mr. Ketchel pointed out the detail for the skate



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deterrent in the plan set to the Board. Roberts inquired on the roof-mounted PV array system. Mr. O'Brien responded that the submitted renderings of the building accurately depict the solar PV system on the slanted portions of the roof. The flat sections may change as a result of the placement of roof equipment. Touloumtzis suggested wayfinding signage from the transit center/parking garage area to the new library as well as from the new library to the transit center/parking garage. The Board discussed potential conditions of approval. Director Twarog suggested to the Board that they could place a condition of approval on the site plan allowing the project proponents to come back with potential solutions to the concerns of the CDA for administrative approval of the Chairperson and Vice-chairperson of the Planning Board.

- MOTION:** Moved by Hussey, seconded by Maloni, and voted 5:0:0 to approve the application of the City of Greenfield for property located at 402 Main Street (Assessor's Tax Map 56, Lot 2), which is located in the Central Commercial (CC) Zoning District, for site plan review pursuant to Sections 200-4.1(C3) and 200-8.4 of the Zoning Ordinance, in order to allow a new 15,565 +/- square foot public library facility with a new 71-space municipal parking lot at this location with the following condition:
1. The Applicant shall address the Commission on Disability Access' Issue #1, #3, and #5 as highlighted in their May 14, 2021 review comments by submitting potential solutions to the Department of Planning and Development for administrative approval of the Chairperson and Vice-Chair of the Planning Board.

Action Items:

- a. Approval Not Required (ANR) Plan Endorsement for lots off Pickett Lane (Assessor's Tax Map R23, Lot 49) submitted by John F. Shultis.

The following project proponents were present: Tony Wonseski, SVE Associates and John F. Shultis, property owner. Mr. Wonseski presented the ANR Plan to the Board. Roberts pointed out that the lot configuration for proposed Lot #1 does not meet the definition of frontage in Greenfield's Zoning Ordinance. The Board reached consensus that Lot #1 does not meet the definition of frontage in Greenfield's Zoning Ordinance. The Applicant officially requested and the Board granted withdrawal of the ANR Plan. The Applicant will come back before the Planning Board with a new plan for a Flag Lot for proposed lot #1 and regular frontage lots for proposed Lots #2 and #3.

Discussion Items:

- a. Proposed fencing plan for 347 Wells Street.

Director Twarog stated that he did request the presence of the Applicant for 347 Wells Street to come to this virtual meeting but he is not in attendance. The Board reached consensus to put this discussion item on the June 3, 2021 meeting of the Planning Board and have the Applicant attend the meeting.



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Next Meeting Date:

Affirmed Thursday, June 3, 2021 at 6:00 p.m.

Adjournment:

MOTION: Moved by Maloni, seconded by Hussey, and voted 5:0:0 to adjourn the Planning Board meeting at 9:15 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of the Department of Planning & Development